

**Protect Congleton – Civic Society**  
**Cheshire East Local Plan – High Level Overview for Congleton**

**We strongly urge everyone to comment on the Cheshire East Local Plan. You can find instructions on how to comment on the Local Plan in the copy of the Cheshire East email that is on our website: [http://www.protectcongleton.co.uk/?page\\_id=1898](http://www.protectcongleton.co.uk/?page_id=1898).**

The following provides a high level view of the main points of the Cheshire East Local Plan for Congleton. The information is **NOT** a substitute for the Local Plan and we do recommend you read the Local Plan documentation.

1. The Local Plan consists of 4 documents issued for consultation: Pre-Submission Core Strategy, Non-Preferred Sites, Sustainability Appraisal and Habitats Regulations Assessment. For most of us the main information we need to consult is in the Core Strategy. Of course, you will need to consult the Sustainability and Habitats documents to comment on these features. The Local Plan covers a twenty-year period from 2010 to 2030.
2. The Core Strategy sets out what are termed the strategic sites for all the towns and other areas where it would like all business and residential development to be concentrated. The Non-Preferred Sites document provides information on all other sites that have been considered as strategic sites but rejected, with the reasons for rejection. The strategic sites are actually referred to as: Core Strategy Sites (with a CS reference) and Strategic Location (with a SL reference).
3. For Congleton the Core Strategy proposes five sites, 3 Strategic Locations and 2 Core Strategy sites. The location of these sites is shown in Appendix B – Congleton Site Locations. The sites are all located to the north of the town and are VERY SIMILAR to the sites proposed in the previous issue of the Local Plan (there were 4 sites in the previous issue of the Local Plan but one of previous sites has been split into two sites in this version).
4. An important piece of information to note is that the location of the sites is indicative, see Paragraph 15.211 of the Core Strategy where it says “*For the avoidance of doubt, the boundaries for the following strategic locations are indicative and will be defined in the Site Allocations and Development Policies document once the preferred route of the Link Road is confirmed.*” The previous Local Plan did say that all site maps were indicative at the beginning of the section for all towns/locations, but there is now a much stronger wording that the site locations are indicative for Congleton.
5. The Core Strategy says that there will be a Link Road consultation in early 2014 with a proposed route by summer of 2014. So, we will not know the exact location for Congleton’s sites until a Link Road route is finalised.
6. The red-dashed brontosaurus-shape shown on the map of Congleton’s sites is the Link Road “*Corridor of Interest*”. Such a large corridor of interest, which includes around 80% of the proposed sites, makes it even harder to second-guess the site locations. The Link Road is dependent on the large number of houses proposed for Congleton. It is understood that without the houses then a Link Road funding source will not exist. The corridor of interest would still appear not to connect to the south part of the A34, so it is unclear how the proposed road will remove traffic headed north-south, or vice-versa, on one of Congleton’s main roads, the A34.
7. The projected housing figures for Congleton are shown in Appendix A – Congleton House Projections and Phased Development. This shows the proposed houses per site and a proposed phasing of house builds per site. You’ll also see figures for the house build Completions, Commitments (where planning applications for house builds have been approved) and Site Allocations. The Site Allocations are for houses that will not be built on the strategic sites, but it is not known where the houses will be built.
8. There are contradictory figures in the Core Strategy for the projected number of houses in Congleton. A figure of 3,500 over the 20 year plan-period is quoted (and this agrees with the figure presented in the previous version of the Local Plan). The detailed figures show 3,709 (and this is shown in the table in this document). See our comments for a fuller explanation of this.

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9. The Core Strategy includes lots of other information and you may want to read the first six sections that will help put the Local Plan into context. There is also detailed information on other things such as the Strategic Policies, Growth Distribution, and Housing Trajectory.
10. See our comments on the Local Plan for detailed information on such things as: Population and Housing Projections, Congleton Link Road and Transportation and Strategic Sites, amongst other things.
11. We are unlikely to be able to help with many of the why's, what's and how's presented in the Local Plan and we do suggest that you submit appropriate comments on such things. However, if you have any questions that you feel we may be able to help with, please email us at [protectcongleton@gmail.com](mailto:protectcongleton@gmail.com).

### 1. Appendix A – Congleton House Projections and Phased Development

Sites 30 houses per hectare	Site Capacity	Houses in Plan Period	Phasing for House Builds				Employ Land (ha)	Retail Units	New Primary School
			2010 - 2015	2015 - 2020	2020 - 2025	2025 - 2030			
Back Lane and Radnor Park SL6		500	0	0	125	375	10	Yes	Yes
Congleton Business Park Extension SL7		450	0		200	250	10	Yes	No
Giantswood Lane South CS 16		150	0	120	30		0	No	No
Giantswood Lane Manchester Road SL8		550	0	0	175	375	0	Yes	No
Manchester Road - Macclesfield Road CS17		550	0	262	288	0	0	Yes	Yes
<b>Strategic Sites Totals</b>		<b>2,200</b>	<b>0</b>	<b>382</b>	<b>818</b>	<b>1,000</b>	<b>20</b>		
Completions 2010-13	n/a	209	n/a	n/a	n/a	n/a	0		
Commitments	n/a	700	unknown	unknown	unknown	unknown	0		
Site Allocations	n/a	600	unknown	unknown	unknown	unknown	0		
<b>Totals</b>		<b>3,709</b>	<b>0</b>	<b>382</b>	<b>818</b>	<b>1,000</b>	<b>20</b>		

The Back Lane and Radnor Park site will also have a Leisure hub adjacent to Back Lane Village Green and the existing playing fields near to Back Lane are to be retained.

## 2. Appendix B – Congleton Site Locations

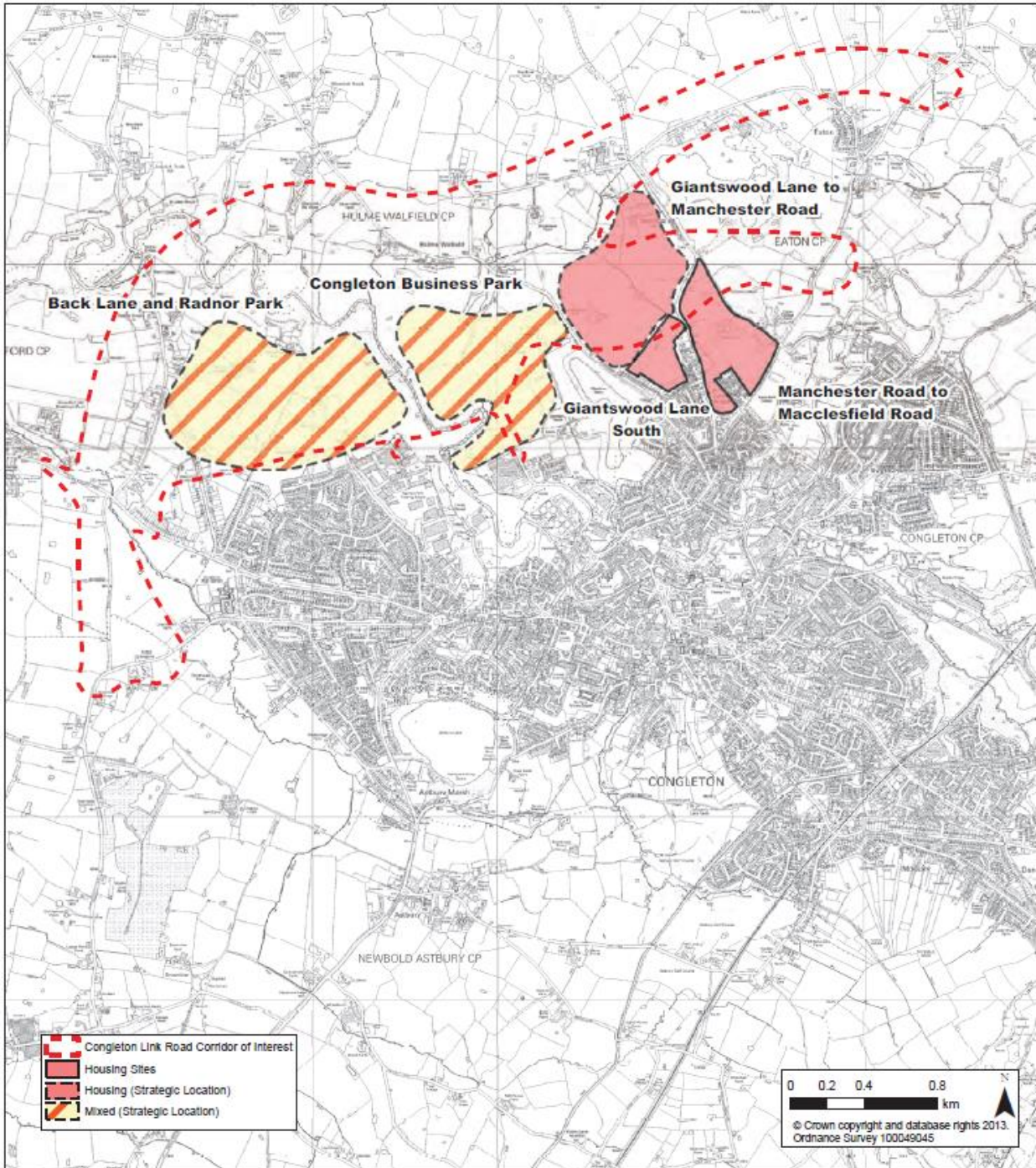


Figure 15.25 Congleton Link Road Corridor of Interest